



## COUNTY OF PLACER PLANNING COMMISSION

**AGENDA  
DATE  
May 27, 2010**

**OFFICE OF  
Planning Department**  
3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)*

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### 10:00 am      **FLAG SALUTE**

**ROLL CALL:** Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio

**REPORT FROM THE PLANNING DIRECTOR** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**CONDITIONAL USE PERMIT –  
MODIFICATION/TEMPORARY USE (PCPM 20100005)  
ROBINSON’S GRAVEL PIT - NEWCASTLE  
CATEGORICAL EXEMPTION  
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Consider a request from Paul Ferreira on behalf of Ina Robinson, for a modification of the Conditional Use Permit for the Robinson Newcastle Gravel Pit to extend the operational life of the mine for an additional 10 years (from January 23, 2010 to January 23, 2020) in order to complete mining of gravel and decomposed granite deposits, and to complete mine reclamation. The request includes approval of a Temporary Conditional Use Permit to allow for the continued storage and processing of an existing stockpile of asphalt grindings. The Planning Commission will also consider a finding for Categorical Exemption in accordance with Section 18.36.030, (Class 1, Existing facilities) and Section 18.36.060 (Class 4, Minor Alterations to Land) of the Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301 and 15304).

**Project Location:** The project is located at 9601 Ophir Road in the Newcastle area.

**APN:** 040-320-057

**Total Acreage:** 19.5 acres

**Zoning:** HS-B-43-MR-SP-Dc (Highway Service, combining minimum Building Site of 43,000 square feet, combining Mineral Reserve, combining Special Purpose, combining Design Scenic Corridor) and F-MR-SP (Farm, combining Mineral Reserve, combining Special Purpose)

**Community Plan Area:** Newcastle/Ophir General Plan

**MAC Area:** Newcastle/Ophir Municipal Advisory Council (MAC)

**Owner:** Ina Robinson

**Applicant:** Paul Ferreira

**County Staff:**

Planning: Alex Fisch (530) 745-3081

Engineering and Surveying: (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

2) 10:15 am

**MINOR USE PERMIT (PMPA 20070467)  
CELEBRATION FELLOWSHIP CHURCH  
MITIGATION NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

Consider a request from Kevin Sullivan on behalf of Celebration Community Fellowship, for approval of a Minor Use Permit to allow for the construction and operation of a ±19,000 square-foot church, including a 396-seat sanctuary, a 2,400 square-foot fellowship hall, offices, classrooms, restrooms and a kitchen. In addition to the primary structure and fellowship hall, an outdoor activity area is parking and landscaping proposed. The primary use would be for church services on Sunday mornings and office use throughout the week. Some classrooms would be used on week nights for Bible study and related activities. The kitchen would be used for church special events and to support certain classes during the week. The Planning Commission will also consider adoption of a Mitigated Negative Declaration for the project.

**Project Location:** The project is located on two parcels totaling 3.5 acres, bordered by Dry Creek Road, I-80 and Neils Road in the Meadow Vista area.

**APN:** 077-050-055

**Total Acreage:** 3.5 acres

**Zoning:** F-4.6 ac. min. (Farm, combining minimum Building Site of 4.6 acres)

**Community Plan Area:** Auburn Bowman Community Plan

**MAC Area:** North Auburn MAC

**Applicant:** Kevin Sullivan on behalf of Celebration Community Fellowship church

**County Staff:**

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

**3) 10:30 am**

**WORKSHOP – ZONING TEXT AMENDMENT**

**ADMINISTRATIVE CITATION AND HEARING PROCESS**

**ALL SUPERVISORIAL DISTRICTS**

Conduct a Workshop on a request from Timothy Wegner Chief Building Official on behalf of the Placer County Building Department, for a Zoning Text Amendment to Section 17.62 of the Placer County Zoning Ordinance to establish an Administrative Citation and Hearing process which will provide remedial actions for the resolution of County land-use violations. The Zoning Text Amendment will cover the entire un-incorporated area of Placer County.

**County Staff:**

Building Department: Timothy Wegner (530) 745-3010